



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 04:02:57
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Assessment Data					Primary Image																																																																																																																				
Account 660005571 Parcel ID 000000-00-0-10074-001-0005 Cadastral ID 06-21-16-04940 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 330425 WOOTEN, CHARLES G III & CAROLINE M 2402 CORNERSTONE CIR CLAREMORE OK 74017-0000 Parcel Location Situs 02402 CORNERSTONE CIR Subdivision CORNERSTONE ESTATES Lot/Block 0005 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 6 / 21 / 16 / 5 Neighborhood 1181 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.33038698 -95.63981893 LOT 5 BLOCK 1 CORNERSTONE ESTATES																																																																																																																									
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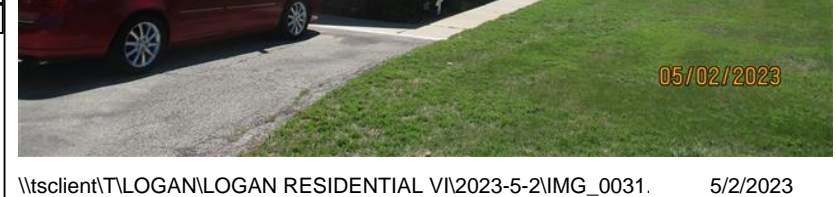
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Lot Data	Square-Foot - NBHD 1181 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.9839	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	42,860.00 x 1.50 = 64,290	
Factor Value		
Adjustments	1.0000	
Lot Value	64,290	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	70% Veneer, Masonry 30% Frame, Siding, Vinyl
Base/Total Area	1,638 / 1,638
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,638
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	800 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	2003 / 17



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	224,294	136.93	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	209,340		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	186,501		
Lot Value	64,290		
Indicated Value	250,791	153.11	Per SqFt
Agland Value			
Site Improvements			
Total Value	250,791	153.11	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.21	Total Misc Impr	+	9,882			
Roofing Adj	+ 4.44	Garage Cost	+	20,528			
Subfloor Adj	+ -1.15	Total RCN	=	236,077			
Heat/Cool Adj	+ 11.47	Depreciation (21%)	-	49,576			
Plumbing Adj	+ 8.59	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	186,501			
Adj Base Cost	= 125.56	Lot Value	+	64,290			
Total Area	x 1,638	Indicated Value	=	250,791			
Adjusted Cost	= 205,667	Value Per SqFt		153.11			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	13277	17x12		204	23.55		4,804
PRCH	SLAB PORCH - COVERED	13278	216		216	23.51		5,078



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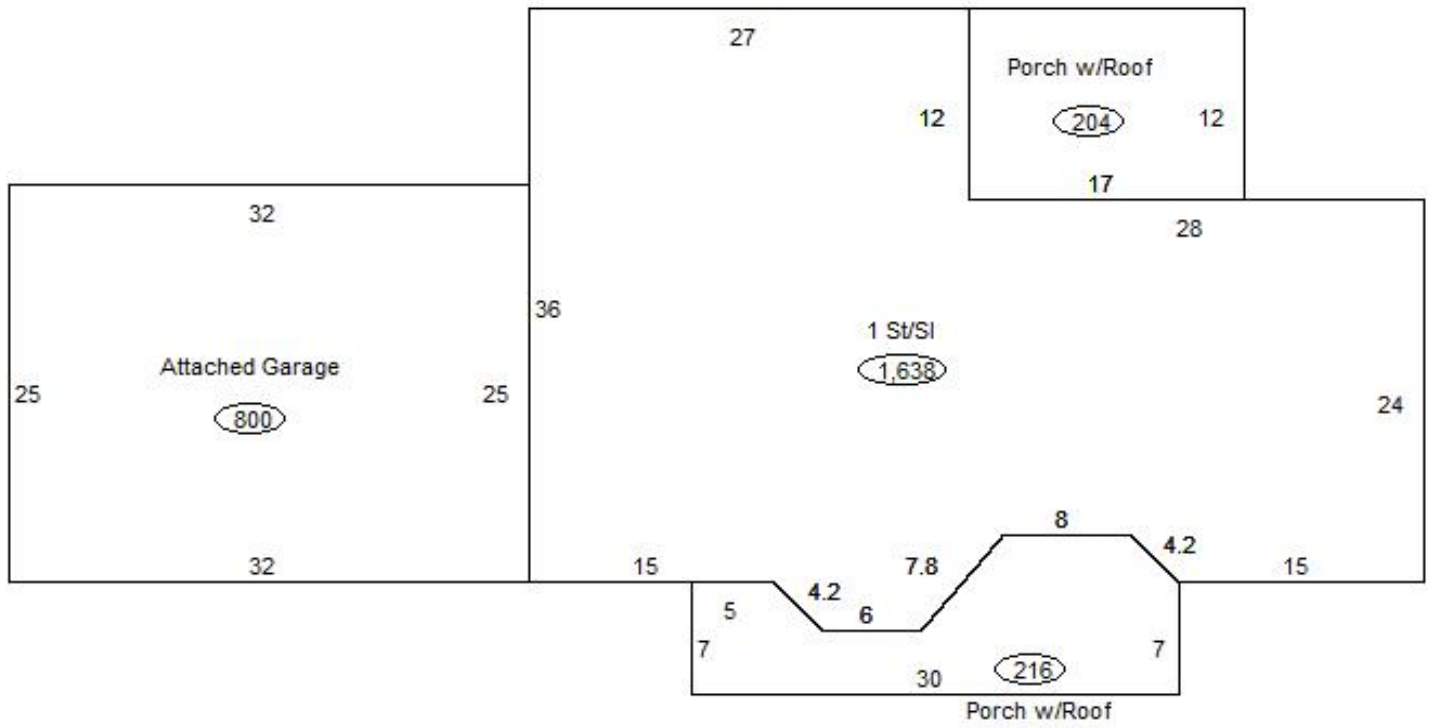
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,638	1.000	1,638
2	G	1		13	Attached Garage	800	1.000	800
3	M	PRCH		13	SLBC	204	1.000	204
4	M	PRCH		13	SLBC	216	1.000	216
Total Building Area						1,638		1,638



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	

Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (4.68 x)				